

*Benton Rio Grande  
586.9 ac*

THE STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

That we, Lloyd M. Benton and Edna Ruth Benton, his wife; Elmer C. Benton and Marie J. Benton, his wife, all of the County of Hidalgo, State of Texas, for and in consideration of the agreements and conditions hereinafter set out, and in consideration of the sum of One and no/100 (\$1.00) Dollars to us in hand paid by the TEXAS STATE PARKS BOARD, the receipt of which is hereby acknowledged and confessed, have GRANTED, SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto the said TEXAS STATE PARKS BOARD for PARK PURPOSES all that certain tract or parcel of land containing 586.9 acres, more or less, out of the South End of Forcien 50, Hidalgo County, Texas, and described as follows:

BEGINNING at a point in the East line of Forcien 49 and the West line of Forcien 50 where the South line of the Old Military Telegraph Road as the same is now laid out intersects said Forcien lines:

THENCE in an Easterly and Southeasterly direction following the South right-of-way line of said Old Military Telegraph Road to a point in the South right-of-way line of said road 505.000 West of the East line of Forcien 50.

THENCE South 8°24' West 800 feet to a point,  
THENCE South 57°25' West 221.3 feet to a point,  
THENCE South 8°21' West 1111 feet to a point,  
THENCE South 8°13' West 800 feet to a point,  
THENCE South 8°11' West 817 feet to a point,  
THENCE South 8°21' West 775 feet to the North bank of the Rio Grande River said point being 269.85 feet West of the East line of said Forcien 50.  
THENCE South 88°15' West 159.15 feet to a point,  
THENCE South 55°43' West 849.9 feet to a point,  
THENCE South 71°13' West 129.2 feet to a point,  
THENCE South 75°17' West 1755.8 feet to a point,  
THENCE South 70°12' West 833 feet to a point,  
THENCE North 3°02' West 928.3 feet to a point,  
THENCE North 11°00' West 734.9 feet to a point,  
THENCE North 9°09' West 1528.1 feet to a point,  
THENCE North 22°11' West 1322.9 feet to a point,  
THENCE North 0°40' East 2251.1 feet to a point being corner 46 of King Ranch #48,  
THENCE North 30°30' East 1522.4 feet to a point being corner 45 of King Ranch #48,  
THENCE North 15°40' West 15.4 feet to a point intersecting the West line of Forcien 50 and the East line of Forcien 49 and King Ranch #48,  
THENCE North 0°50' West 2479.7 feet to a point of beginning.

TOGETHER with all additions therein by virtue of accretions along the South line thereof which South line was at the time of the survey thereof the North bank of the Rio Grande River: HAVE AND TRUST and there is reserved from this conveyance any and all oil, gas and other minerals underlying said premises, under the condition and for the time hereinafter stated.

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This conveyance is made upon the CONDITION that the land hereby conveyed shall be used solely for Public Park Purposes and shall be maintained and operated, known and designated as "BENTSEN RIO GRANDE VALLEY STATE PARK", and it is an express condition of this conveyance that in the event the land hereby conveyed is not so maintained, designated and operated as such a State Park for the benefit of the Public within three years after the termination of the present armed conflict in which this country is now engaged, or at any time thereafter, then title to such land shall revert to and become vested in said above-named Grantors, their heirs, executors and administrators and the TEXAS STATE PARKS BOARD by the acceptance of this conveyance acknowledges the existence and validity of such express condition.

The Grantors herein expressly except and reserve unto themselves for a period of twenty-five years from the date of this conveyance, all the minerals, including oil and gas, which the Grantors own in and under the above-described property, together with the right of ingress and egress thereon for the purpose of exploration, development and removal of any such minerals, oil or gas, however, if prior to such expiration date, oil and/or gas or other minerals in commercial quantities shall be produced from said premises, then in that event, the reservation herein in favor of Grantors, their heirs and assigns shall perpetuate so long as such minerals, oil and/or gas is so removed in paying quantities.

It is, however, an express condition of this conveyance that all reasonable arrangements shall be made for the protection from physical damage to any structures, parkways, roads, playgrounds, picnic units or other similar developments which may have been constructed and installed by Grantee herein, the same to include, burying of all pipe lines at least eighteen inches below the surface, and including the limiting of any well or other drilling operations to at least five hundred feet from any permanent structure erected by Grantee, with the further provision that such structures shall not be erected or placed by the Grantee where the same would prevent the reasonable development of such oil, gas and/or mineral rights.

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Upon the expiration of said twenty-five years from the date of this conveyance, Grantors' reservation of minerals, including oil and gas shall terminate, and title thereto shall be in TEXAS STATE PARKS BOARD, its successors and assigns, forever.

TO HAVE AND TO HOLD the above-described premises, subject to all the conditions, exceptions, and reservations herein stated and made, together with all the rights and appurtenances thereto in anywise belonging unto the said TEXAS STATE PARKS BOARD as its successors and assigns, forever, and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said TEXAS STATE PARKS BOARD, its successors and assigns, against any person whatsoever lawfully claiming or to claim the same or any part thereof.

IN TESTIMONY WHEREOF, Witness our hands at Mission, Texas, this the

25<sup>th</sup> day of January, A. D. 1944.

Mario J. Bentsen  
Mario J. Bentsen

Edna Ruth Bentsen  
Edna Ruth Bentsen

Elmer C. Bentsen  
Elmer C. Bentsen

Lloyd M. Bentsen  
Lloyd M. Bentsen

THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for Hidalgo

County, State of Texas on this day personally appeared Lloyd M. Bentsen and Edna Ruth Bentsen, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and who each acknowledge to me that they executed the same for the purposes and conditions therein expressed, and the said Edna Ruth Bentsen, wife of said Lloyd M. Bentsen, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Edna Ruth Bentsen, acknowledged such instrument to be her act and deed and she declared she had willingly signed the same for the purposes and considerations therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25<sup>th</sup> day of January, A. D. 1944.

G. F. DONN  
Notary Public in and for Hidalgo  
County, Texas.

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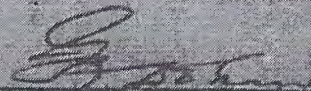


THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for Hidalgo County, State of Texas on this day personally appeared Elmer C. Bentsen and Marie J. Bentsen, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and who each acknowledge to me that they executed the same for the purposes and conditions therein expressed, and the said Marie J. Bentsen, wife of said Elmer C. Bentsen, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Marie J. Bentsen, acknowledged such instrument to be her act and deed and she declared she had willingly signed the same for the purposes and considerations therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28<sup>th</sup> day of January, A. D. 1944.

  
G.F. DOHRM  
Notary Public in and for Hidalgo  
County, Texas.

THE STATE OF TEXAS

County of Hidalgo

I, O.D. KIRKLAND, Clerk of County Court, Hidalgo County, Texas,

February 4, 1944

2:20

R

February 4, 1944

10:10

A

10:10

Court of

O.D. KIRKLAND

Clerk of County Court  
Hidalgo County, Texas

G.M. Tidmore

Deputy

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J-52